

AN ORDINANCE

101614

AMENDING A PROFESSIONAL SERVICES AGREEMENT AND AUTHORIZING PAYMENT IN THE AMOUNT OF \$175,930.00, TO CHESNEY, MORALES & ASSOCIATES, INC., A SBE FIRM TO PROVIDE ADDITIONAL ARCHITECTURAL SERVICES IN CONNECTION WITH THE MEDICAL CENTER AREA SENIOR MULTI-SERVICES AND HEALTH CENTER PROJECT, AN AUTHORIZED 2003-2007 GENERAL OBLIGATION PUBLIC HEALTH AND SAFETY IMPROVEMENTS BOND PROJECT LOCATED AT 2219 BABCOCK IN CITY COUNCIL DISTRICT 8; AUTHORIZING \$17,593.00 FOR PROJECT CONTINGENCY EXPENSES, \$13,547.00 FOR CAPITAL ADMINISTRATION EXPENSES, AND \$2,000.00 FOR ADVERTISING EXPENSES FOR A TOTAL ORDINANCE AMOUNT OF \$209,070.00; APPROPRIATING FUNDS AND PROVIDING FOR PAYMENT.

* * * * *

WHEREAS, additional professional architectural services are required for developing base plans for the existing building, design development and construction documents as well as basic construction administration for the Medical Center Area Senior Multi-Services and Health Center; and

WHEREAS, the firm of Chesney, Morales & Associates, Inc., a SBE firm, has submitted a proposal to perform the above mentioned services; and

WHEREAS, a previously executed professional services agreement with Chesney, Morales & Associates, Inc., for architectural programming in the amount of \$110,000.00 was authorized by City Council on June 10, 2004, through Ordinance No. 99350 and a subsequent increase was implemented through Ordinance No. 100880 on May 19, 2005, NOW THEREFORE,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. The proposal of Chesney, Morales & Associates, Inc., to provide additional professional architectural services, in connection with the Medical Center Area Senior Multi-Services and Health Center project is hereby accepted. A copy of the proposal is appended hereto and incorporated herein for all purposes as **Attachment A**. The following amounts are hereby authorized: \$17,593.00 for project contingency expenses and \$13,547.00 for Capital Administration and \$2,000.00 for Advertising.

SECTION 2. The total amount of \$175,930.00 is hereby authorized to be encumbered from the financial adjustments stated below and made payable to Chesney, Morales & Associates, Inc.

SECTION 3. The following financial adjustments are hereby authorized to effect this Ordinance:

(a) The amount of \$209,070.00 is appropriated in SAP fund 45803000, 2003 General Obligation Health and Safety Improvement Bonds, WBS GO-00046-01-01-35 SAP GL account 6102100 - Interfund Transfers Out, entitled Transfer to 36-00101-90-04. The amount of \$209,070.00 is authorized to be transferred to SAP fund 45099000.

(b) The budget in SAP fund 45099000, Project Definition 36-00101, Medical Center Area Senior Multi-Services and Health Center, shall be revised by increasing WBS element GO-00046-01-01-45, entitled TRF FR WBS 36-00101-90-04, SAP GL Account 6101100 - Interfund Transfers In, by the amount of \$209,070.00

(c) The amount of \$175,960.00 is appropriated in Fund 45099000 Project Definition 36-00101, Medical Center Area Senior Multi-Services and Health Center, WBS Element 36-00101-01-02, GL 5201100 and is authorized to be encumbered and made payable to Chesney, Morales & Associates, Inc.

(d) The amount of \$17,593.00 is appropriated in Fund 45099000 Project Definition 36-00101, Medical Center Area Senior Multi-Services and Health Center, WBS Element 36-00101-05-06, GL 5201140 and is authorized to be encumbered and made payable for Project Contingency.

(e) The amount of \$13,547.00 is appropriated in Fund 45099000 Project Definition 36-00101, Medical Center Area Senior Multi-Services and Health Center, WBS Element 36-00101-01-04, GL 5402010 and is authorized to be encumbered and made payable for Capital Administrative Charges .

(f) The amount of \$2,000.00 is appropriated in Fund 45099000 Project Definition 36-00101, Medical Center Area Senior Multi-Services and Health Center, WBS Element 36-00101-05-01, GL 5201150 and is authorized to be encumbered and made payable for Advertising Costs.

SECTION 4. The financial allocations in this Ordinance are subject to approval by the Director of Finance, City of San Antonio. The Director of Finance may, subject to concurrence by the City Manager, the Interim City Manager, or the City Manager's designee, correct allocation to specific SAP Fund Numbers, SAP Project Definitions, SAP WBS Elements, SAP Internal Orders, SAP Fund Centers, SAP Cost Centers, SAP Functional Areas, SAP Funds Reservation Document Numbers, and SAP GL Accounts as necessary to carry out the purpose of this Ordinance.


SECTION 5. This Ordinance shall be effective on the 13th day of November 2005.

PASSED AND APPROVED this the 3rd day of November, 2005.

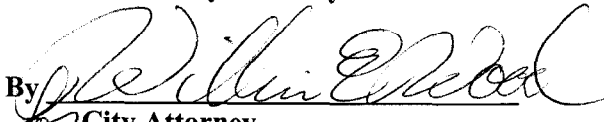


M A Y O R

PHIL HARDBERGER

ATTEST 
ASSISTANT CITY CLERK

APPROVED AS TO FORM
Office of the City Attorney

By 
City Attorney

**Chesney
Morales ARCHITECTS/PLANNERS
& Associates, Inc.**

4901 Broadway / Suite 250
San Antonio, Texas 78209
210-828-9481 Fax 210-828-9719

ATTACHMENT A

December 27, 2004
Revised: April 12, 2005
Second Revision: April 27, 2005
Third Revision: May 5, 2005
Fourth Revision: June 21, 2005
Fifth Revision: June 24, 2005
Sixth Revision: September 22, 2005
Seventh Revision: October 13, 2005

Mr. Bill Hensley
City Architect
City of San Antonio
114 West Commerce 8th Floor
San Antonio Texas 78205

RE: Fee Proposal For The Renovation of 24,772 Sq. Ft.
of the Bob Ross Senior Health Center

Dear Mr. Hensley:

We are pleased to submit the following proposal for Design Services for the Renovation to the Bob Ross Senior Health Center. The building is approximately 24,772 Sq. Ft., with an A/E Construction Budget of \$2,928,040.00 (which includes alternates) for the building and site, plus \$228,000.00 for the mold and asbestos, for a total budget of \$3,156,040.00

- | | |
|--|--------------|
| • Basic A/E Design Services fixed fee | \$248,883.00 |
| • Additional Service Fees (see attachment) | \$ 15,000.00 |

A/E Design Services will include:

1. Field Measure / Verification of the existing Building.
2. Develop base plans for the existing Building.
3. Provide Design Development and Construction Document for this project.
4. Provide standard bidding, negotiation, and basic Construction Administration for this project.
5. Submit for HDRCC review.

A/E FEE PER PHASE

Fees are due upon completion of each Phase

Schematic Design	15% of A/E Fee*
Design Development	20% of A/E Fee*
Construction Documents	40% of A/E Fee*
Bidding / Negotiation	5% of A/E Fee
Construction Administration	20% of A/E Fee

- * An Opinion of Probable Cost will be submitted with the plans at the end of each phase for your review. Your approval of the plans and Opinion of Probable Cost will be required prior to beginning the next phase of design. This will help ensure that your project is progressing according to scope and within budget.

If required, additional services beyond the Scope of the Work would be billed at an hourly rate as follows:

Principal	\$125.00 per hour
Staff Architect	\$100.00 per hour
Project Architect	\$ 75.00 per hour
Cadd Manager	\$ 65.00 per hour
Interior Designer	\$ 60.00 per hour
Cadd Technician	\$ 50.00 per hour
Secretary	\$ 25.00 per hour

Please review this proposal and call me with any questions you may have. We are delighted to be involved with the City of San Antonio and look forward to beginning this project with you.

Sincerely,

CHESNEY MORALES & ASSOCIATES, INC



Richard G. Morales, AIA
NCARB Certified

RGM/vem

Enclosure(s)

ADDITIONAL SERVICE FEES

Additional Services to include printing, abating, window(s) survey, GeoTechnical services, and GeoTechnical Construction Administration.

TOTAL \$15,000.00

City of San Antonio
Discretionary Contracts Disclosure

*For use of this form, see Section 2-59 through 2-61 of the City Code (Ethics Code)
Attach additional sheets if space provided is not sufficient.*

(1) Identify any individual or business entity¹ that is a **party** to the discretionary contract:

Richard G. Morales

(2) Identify any individual or business entity which is a **partner, parent** or **subsidiary** business entity, of any individual or business entity identified above in Box (1):

☒ No partner, parent or subsidiary; or

List partner, parent or subsidiary of each party to the contract and identify the corresponding party:

(3) Identify any individual or business entity that would be a **subcontractor** on the discretionary contract.

☒ No subcontractor(s); or

List subcontractors:

(4) Identify any **lobbyist** or **public relations firm** employed by any party to the discretionary contract for purposes related to seeking the discretionary contract.

☒ No lobbyist or public relations firm employed; or

List lobbyists or public relations firms:

¹ A *business entity* means a sole proprietorship, partnership, firm, corporation, holding company, joint-stock company, receivership, trust, unincorporated association, or any other entity recognized by law. A sole proprietor should list the name of the individual and the d/b/a, if any.

City of San Antonio

Discretionary Contracts Disclosure

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Attach additional sheets if space provided is not sufficient.

(5) Political Contributions

List all political contributions totaling one hundred dollars (\$100) or more within the past twenty-four (24) months made to any *current or former member* of City Council, any *candidate* for City Council, or to any *political action committee* that contributes to City Council elections, by any individual or business entity whose identity must be disclosed under Box (1), (2), (3) or (4) above, or by the officers, owners of any business entity listed in Box (1), (2) or (3):

☒ No contributions made; If contributions made, list below:

By Whom Made:	To Whom Made:	Amount:	Date of Contribution:

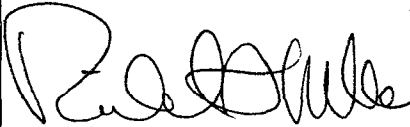
(6) Disclosures in Proposals

Any individual or business entity seeking a discretionary contract with the city must disclose any known facts which, reasonably understood, raise a question² as to whether any city official or employee would violate Section 2-43 of the City Code (Ethics Code), ("conflicts of interest") by participating in official action relating to the discretionary contract.

☒ Party not aware of facts which would raise a "conflicts-of-interest" issue under Section 2-43 of the City Code; or

Party aware of the following facts:

This form is required to be supplemented in the event there is any change in the information before the discretionary contract is the subject of council action, and no later than five (5) business days after any change about which information is required to be filed, whichever occurs first.

Signature: 	Title: President Company or D/B/A: Chesney-Morales & Associates, Inc.	Date: October 12, 2005
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² For purposes of this rule, facts are "reasonably understood" to "raise a question" about the appropriateness of official action if a disinterested person would conclude that the facts, if true, require recusal or require careful consideration of whether or not recusal is required.